

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Durham Way

Harrogate, HG3 2TB

**Offers Over £240,000**





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## Entrance Hall

Access via UPVC entrance door, stairs to first floor, under stairs storage cupboard, radiator, doors to:

## Lounge Dining Room

20'4" x 12'9" (6.20 x 3.90)

UPVC double glazed windows to front and rear elevations, feature fire place, two radiators, laminate wood flooring, TV point.

## Kitchen

10'0" x 8'2" (3.05 x 2.50)

Modern range of wall and base mounted units with working surfaces over with inset resin sink unit and mixer tap, inset four ring gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, integrated fridge freezer and dishwasher, laminate wood flooring, UPVC double glazed window to rear elevation, UPVC double glazed door to rear parking and garage.

## First Floor Landing

Access to fully boarded loft, newly insulated with drop down ladder and sensor lighting, doors to:

## Bedroom One

11'9" x 10'2" (3.60 x 3.11)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Two

11'11" x 9'10" (3.64 x 3.00)

UPVC double glazed window to front elevation, radiator.

## Bedroom Three

9'10" x 6'6" (3.00 x 2.00)

UPVC double glazed window to front elevation, fitted cupboard, radiator.

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wall mounted sink with cupboards under, chrome heated towel rail, extractor fan, tiled walls, UPVC double glazed window to rear elevation.

## Outside

Off street parking and a garage to the rear of the property. To the front of the property is an enclosed private garden, partly laid to lawn which is fenced off and a separate paved patio area.

## EPC

Environmental impact as this property produces 3.2 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; C  
EPC: D

An opportunity to purchase a superbly presented and spacious three bedroom mid-terrace family home, refurbished to a high standard throughout. The property is situated in a highly sought after location, close to the wide ranging amenities on offer on Jenny Field Drive.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance hallway, open plan lounge dining room, modern fitted kitchen, three first floor bedrooms and a modern house bathroom.

To the outside is an enclosed lawn garden to the front with patio seating area and gate and pathway to the front door. To the rear is a larger than average detached garage with power and light laid on and side door and off road parking. An early viewing comes highly recommended.

- AMAZING REFURBISHED HOME
  - Modern fitted kitchen
  - Open plan lounge/diner
  - Modern house bathroom
  - Three generous bedrooms
  - Enclosed lawn garden
- Large detached single garage & parking
- High standard of presentation throughout
- Close to the amenities on Jenny Field Drive
  - Early viewing highly recommended



Road Map



Hybrid Map

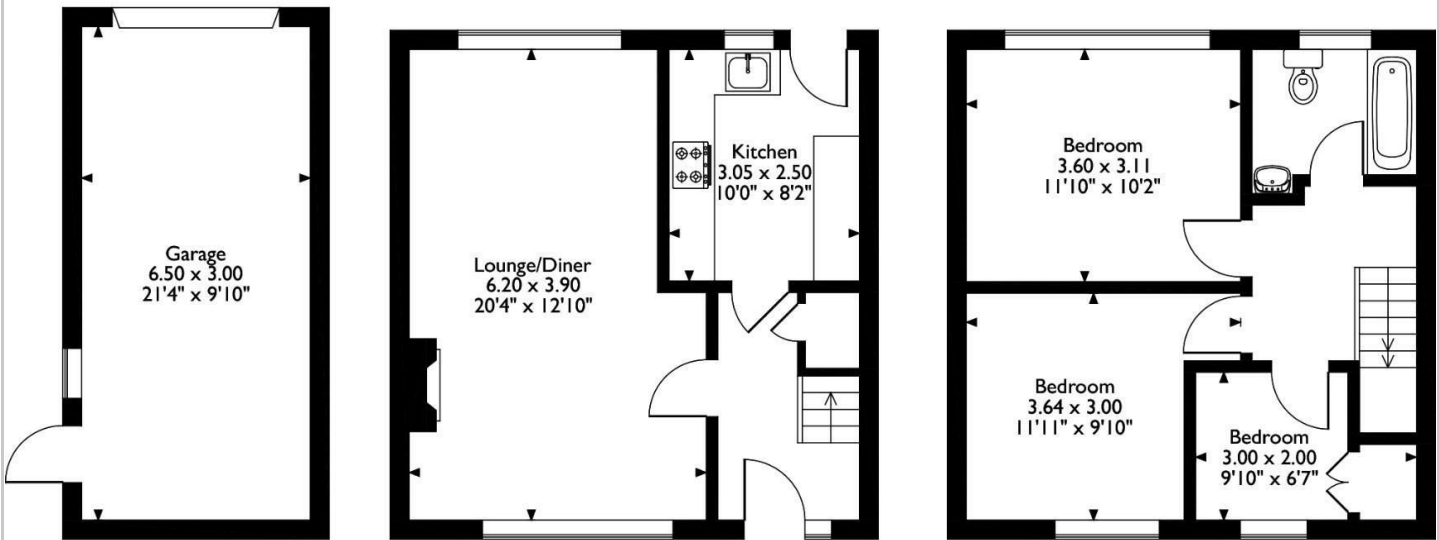


Terrain Map



Floor Plan

6 Durham Way, Harrogate, North Yorkshire  
Approximate Gross Internal Area  
Main House = 74 Sq M/796 Sq Ft  
Garage = 20 Sq M/215 Sq Ft  
Total = 94 Sq M/1011 Sq Ft



Ground Floor

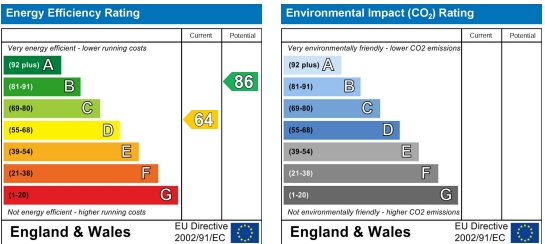
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.